

3. ADMINISTRATIVE PROCEDURES

3.7 UNIFIED DEVELOPMENT ORDINANCE AND MAP AMENDMENTS

3.7.8 ~~PUBLIC LEGISLATIVE~~ HEARING

~~Generally, The~~ the Town Board and the Planning Board ~~generally~~ shall hear applications for amendments to these documents ~~quarterly~~ at a ~~quarterly~~ joint legislative hearing. The Town Board may, in its discretion, schedule legislative hearings on applications at times other than the quarterly legislative hearing. The ~~Administrative Manual~~ Planning and Economic Development Division shall maintain a ~~includes the~~ schedule of ~~quarterly the~~ legislative hearing dates and filing deadlines.

3.7.8.1 Notice of Legislative Hearing

All notices required under this Ordinance shall comply with the North Carolina General Statutes. In addition, all notices shall, unless otherwise specified in this Ordinance, comply with the following.

~~3.7.8.2~~ 3.7.8.1.a Published Notice

Notice of each legislative hearing shall be ~~given by publishing said notice at least twice-~~ published in a newspaper of general circulation in the Town, ~~stating and shall state~~ the time and place of ~~such the~~ hearing and the substance of the proposed amendment, ~~in accordance with the provisions of North Carolina General Statutes, Section 160D-601. This. The~~ notice shall appear in said newspaper once a week for ~~two (2)~~ successive weeks prior to the ~~public legislative~~ hearing, ~~the. The~~ first publication ~~not less than ten (10) days nor more than twenty-five (25) days shall be at least 10 but not more than 25 days prior to the hearing. When determining this 10-to-25-day period, the publication date shall not be included but the hearing date shall be included.~~

~~3.7.8.3~~ 3.7.8.1.b Mailed Notice

In the case of a proposed Zoning Map amendment, ~~in addition to the public notice requirement established in Section 3.7.7.2 above, the Planning Director also shall give-~~ notice shall also be given by first class mail to the owner(s) of the subject property and to the owner(s) of ~~all parcels any part of which lies any parcel located either wholly or partially within five hundred (500) feet of the property boundaries of the~~ subject property. Mailed notice shall be deemed sufficient if mailed to the property owner(s) as shown on the current Orange County tax roll on the date of the notice. Notices must be deposited in the mail within the same 10-to-25-day period specified for the published notice. ~~The Planning Director~~ Planning and Economic Development staff shall certify to the Town Board that such notice was given.

~~3.7.8.4~~ 3.7.8.1.c Posted Notice

~~In the case of a proposed Zoning Map amendment, the Planning Director shall post notice on the subject property(ies) notice of the time, date, and location of the legislative hearing, and a summary of the requested amendment in a form established by the Planning Director, at least ten (10) days before the date fixed for legislative hearing. In computing such period, the day of posting shall not be counted, but the day of the hearing shall be counted. The~~

~~posted notice shall remain in place until after a final decision is rendered on the application. The posted notice shall be placed in a manner to provide visibility from the public right-of-way. The applicant shall ensure that the posted notice is maintained on the land until completion of the legislative hearing on the application. When a Zoning Map amendment is proposed, a hearing notice shall also be posted on the subject site or on an adjacent public street or highway right-of-way. The notice shall include the time, date, and location of the hearing and be posted within the same 10-to-25-day period specified for the published notice. When multiple parcels are included in a proposed Zoning Map amendment, posting on each individual parcel is not required, but sufficient notice(s) shall be posted to provide reasonable notice to the public.~~